



HOMEOWNERS ASSOCIATION

ANNUAL MEETING MINUTES

A meeting of the LAREDO AT PARKSIDE Homeowners Association was convened on Monday, November 1, 2023, at 6:00 p.m. at 2525 D. Pueblo Blvd., Pueblo, CO. The meeting was open to the public.

- I. **CALL TO ORDER:** On behalf of the Board, Elizabeth Palacios called the meeting to order at 6:02p.m.

The following directors were present: Elizabeth Palacios, Lisa Headley and Richard Duran.

Also in Attendance: Lynn Calkins, Association Manager-Teleos Management Group, to record the minutes.

Homeowners Present: See Sign in Sheet.

- II. **PROOF OF NOTICE AND ESTABLISHMENT OF QUORUM:** Manager disclosed that 201 notices of annual meeting, along with 2024 proposed budget, explanation of dues increase, agenda and proxy were mailed to the homeowners of record on Monday, October 11, 2023. There were no returns as of this date.

Manager also presented the following: 17 proxies were received, as follows: 13 proxy votes were given to President, the others were for quorum requirements only.

Manager announced that the quorum requirements had not been met for the meeting. Laredo has 201 members and needs 20% for a quorum.

III. **HOMEOWNER EDUCATION:**

SB23-178 - Water-wise Landscaping in Homeowners' Association Communities Approved by the governor May 17, 202. This became effective on August 7, 2023, and is concerning removing barriers to water-wise landscaping in common interest communities. Under current law, the association may not prohibit the use of xeriscape, nonvegetative turf grass, or drought-tolerant vegetative landscapes to provide ground covering to property for which a unit owner is responsible. There is, however, an exception authorizing an association to adopt and enforce design or aesthetic guidelines or rules that apply to nonvegetative turf grass and drought-tolerant vegetative landscapes or to regulate the type, number, and placement of drought-tolerant plantings and hardscapes that may be installed on a unit owner's property, on a limited common element, or on other property for which the unit owner is responsible. The act states that an association's guidelines or rules must: Not

prohibit the use of nonvegetative turf grass in the backyard of a unit owner's property. Not unreasonably require the use of hardscape on more than 20% of the landscaping area of a unit owner's property. Allow a unit owner an option that consists of at least 80% drought-tolerant plantings; and not prohibit vegetable gardens in the front, back, or side yard of a unit owner's property.

What is a water wise landscape? Not all rock, not too much grass – a balanced approach. 1/3 grass which is a high-water area, 1/3 plants that take little water and 1/3 which a part that would receive no water.

Have a plan? You need to have a site analysis. Don't block your view if you want to see it or block it if you don't, Exposures (when you get the sun or where the sun hits all day) are something to think about, soil type, drainage such as where is the water going, where do you have gutters, keep the water away from your property and your neighbor's property – you might need a retaining wall if you have slopes. If you have existing irrigation, you may want to work with that or put in something else.

How do you want your area to function? You might want to have some grass if you have animals or kids that is high traffic. Start to define your area. Want a vegetable garden? Add mulch and rock in low traffic areas. Select plants that are native to Colorado or that are well adaptive to our area. The Colorado Springs water wise website has over 400 plants that do good here to choose from if you want ideas.

There are several designs on the Colorado State University Extension Plant Select Organization's "Downloadable Designs" (<https://plantselect.org/design/downloadable-designs/>) or from a municipality, utility, or other entity that provides water-wise garden designs. There are some great ideas at (<https://www.waterwiseplants.org/landscape-gallery/front-yards/>) which is from Colorado Springs Utilities.

IV. PRESIDENT'S REPORT: Given by Director Palacios and highlighted the year's activity. Director Palacios further discussed:

- The Green Space was finished and will be turned over to the City of Pueblo at the end of 2023.
- The Toronto Island was redone.
- The picnic table that was missing since COVID was returned.
- The City of Pueblo upgraded the soccer field.
- The City of Pueblo removed the dead cottonwood tree was removed on Acero.
- Most all the painting was done from the last round of paint violations.

Violations- The total number of covenant violations remained the same as last year (average of 7 per month). With 200 homes in the community, this is a very low number especially considering some properties have multiple violations. As always, the majority are landscaping maintenance issues. Our dedication to quickly resolving these infractions ensures the home values in the subdivision remain highly competitive.

2024 GOALS:

- Decorative rocks to cover backflow preventers on islands (left from 2023)

V. NEW BUSINESS:

Ratification of 2024 Budget: The 2024 Budget was mailed to all homeowners with the annual meeting notice. Manager presented the 2024 budget. The monthly assessment will be raised to \$20.00.

The budget was discussed.

By default, per Article VI, Section 615, the 2024 Board-approved Budget is deemed ratified. The homeowners present also approved the 2024 Budget.

Election of Board Members: Manager called for nominations from the floor. There were no nominations from the floor. The manager called for volunteers from the floor. No one volunteered. The current Board agreed to remain in place and will pursue additional directors at the next board meeting.

2024 Meeting Dates: Will be announced on the website at www.laredoatparkside.com.

IX. RESIDENT FORUM:
None from the homeowners present.

X. ADJOURNMENT: There being no further business to come before the Board at this time, upon motion duly made, seconded and upon vote, unanimously carried, the meeting was adjourned at 6:42 p.m.

Respectfully submitted,

By: 

President

By:  

Manager